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Sussex County Planning & Zoning Commission

AGENDA

MARCH 27, 2014

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 13, 2014

Old Business

Change of Zone #1742 Seaside Communities, RDC, LLC

MJ

Application of **SEASIDE COMMUNITIES, RDC, LLC** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to MR-RPC Medium Density District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 37.516 acres, more or less, land lying northeast corner of Route 24 (John J. Williams Highway) and Tanglewood Drive, a private street providing access to Briarwood Estates Subdivision (Tax Map I.D. 3-34-18.00-40.00).

Conditional Use # 1980 Eastern Shore Auto Exchange

MJ

Application of **EASTERN SHORE AUTO EXCHANGE** to consider the Conditional Use of land in a B-1 Neighborhood Business District for a used car sales facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 14,295 square feet, more or less, land lying southwest of Route 5 (Harbeson Road) 0.5 mile south of Road 292A (Rust Road) (Tax Map I.D. 2-34-4.00-11.00).

Conditional Use # 1981 Robert & Julie Norwood

MJ

Application of **ROBERT & JULIE NORWOOD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office for cleaning service business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,205 square feet, more or less, land lying at the northeast corner of Route 24 and Retz Lane (a private street) 280 feet southwest of Road 284 (Mulberry Knoll Road) (Tax Map I.D. 3-34-12.00-25.00 & 26.00)



Public Hearings

Conditional Use #1982 Gary L. Ennis – Southern Delaware Classic Cars, LLC **MR**

Application of **GARY L. ENNIS – SOUTHERN DELAWARE CLASSIC CARS, LLC** to consider the Conditional Use of land in a GR General Residential District for antique auto sales to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 2.18 acres, more or less, land lying southeast of Road 502 (Old Racetrack Road) 290.4 feet southwest of Route 54 (a.k.a. Route 76 and Delmar Road) U.S. Route 113 (Tax Map I.D. 5-32-19.00-54.07 part of).

Conditional Use #1983 Gerald W. and Emily W. Hocker **RS**

Application of **GERALD W. AND EMILY W. HOCKER** to consider the Conditional Use of land in a C-1 General Commercial District for a food vendor to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.6 acres, more or less, land lying at the southeast corner of the intersection of Route 17 and Route 26 (Tax Map I.D. 1-34-12.00-330.01).

Conditional Use #1984 Burton Realty Long Neck, LLC **MJ**

Application of **BURTON REALTY LONG NECK, LLC** to consider the Conditional Use of land in a B-1 Neighborhood Business District for a landscaping business and supply area to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.17 acres, more or less, land lying west of Route 24 (John J. Williams Highway) 460 feet north of Route 5 (Indian Mission Road) (Tax Map I.D. 2-34-23.00-11.00).

Conditional Use #1985 Eugenia Athan **RS**

Application of **EUGENIA ATHAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.6327 acres, more or less, land lying southeast of Route 17 (Roxanna Road) 3,200 feet northeast of Road 365 (Peppers Corner Road) (Tax Map I.D. 1-34-15.00-118.00 part of).

Other Business

Harbeson Mini Storage

MJ

Commercial Site Plan – Route 9

Peninsula Hospitality

MJ

Commercial Site Plan – Dartmouth Drive

Refuge Plaza East

RS

C/U #1487 Revised Site Plan – Route 54

GLM Investment Group, LLC

IGB

3 Lots & 50' Right of Way – Road 88

Bay Forest Club MR/RPC

RS

Sub – Phases 3.2, 4.1, & 4.2

Preliminary

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 17, 2014, at 3:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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